



City of Harrisonburg, Virginia

Planning Commission Meeting

May 13, 2009

7:00 p.m.

Regular Meeting
409 South Main Street

- 1) **Call to order, roll call, determination of quorum, and review/approval of minutes from the April 8, 2009 regular meeting and the April 15, 2009 joint meeting with City Council regarding the Comprehensive Plan update.**

- 2) **New Business**

Special Recognition

Special Use Permit – Iglesia Nueva Vida Pentecostes (2009 Renewal)

Public hearing to consider a request from Abel Castro of Iglesia Nueva Vida Pentecostes for a special use permit per Section 10-3-97 (9) of the Zoning Ordinance to allow a religious use within the M-1, General Industrial District. The property is located at 760 Waterman Drive and can be found on tax map 39-E-7A.

Alley Closing – Between Dogwood and Willow and Adjacent to 36-R-3, 7, & 11 (Harshberger)

Consider a request from Dana Joy Harshberger to close a portion of a 15-foot, undeveloped alley between South Dogwood Drive and South Willow Street. The alley is adjacent to tax maps 36-R-3, 7, & 11, all of which are zoned R-2, Residential District.

Ordinance Amendment – Home Occupation Definition Modification

Public hearing to consider a request from the City of Harrisonburg to amend Section 10-3-24 of the Zoning Ordinance by modifying the definition of “home occupation.”

- 3) **Unfinished Business**

Ordinance Amendment – Home Business Definition & Special Use Additions

Public hearing to consider a request from Harriet Clare Cobb to amend the Zoning Ordinance Section 10-3-24 to add a definition of Home Business. This modification would also add home businesses as a special use within Sections 10-3-34, 10-3-40, 10-3-46, 10-3-48.4, 10-3-52, 10-3-55.4, 10-3-56.4, 10-3-57.4, 10-3-58.4, and 10-3-180.

Special Use Permit – 950 Turkey Run Road – Home Business (10-3-34 (9))

Public hearing to consider a request from Harriet Clare Cobb for a special use permit per Section 10-3-34 (9) of the Zoning Ordinance to allow a home business within the R-1, Single Family Residential District. The property is located at 950 Turkey Run Road and can be found on tax map 22-C-48.

- 4) **Public Input**

- 5) **Report of secretary and committees**

Proactive Zoning

- 6) **Other Matters**

Poultry Enforcement Discussion

- 7) **Adjournment**

Staff will be available Tuesday June 9, 2009 at 2:30 p.m. for those interested in going on a field trip to view the sites for the June 10, 2009 agenda.